

IT IS HEREBY ADJUDGED
and DECREED this is SO
ORDERED.



Dated: October 18, 2010

Matthew A. Silverman (018919)
Jessica R. Kenney (026615)
McCarthy ♦ Holthus ♦ Levine
8502 E. Via de Ventura, Suite 200
Scottsdale, AZ 85258
(602) 230-8726

Sarah S. Curley

SARAH S. CURLEY
U.S. Bankruptcy Judge

Attorneys for Movant,
Federal National Mortgage Association, its assignees and/or successors and the servicing agent,
LBPS, Inc.

UNITED STATES BANKRUPTCY COURT

FOR THE DISTRICT OF ARIZONA

PHOENIX DIVISION

In re:

Nolan R. Daniels,

Debtor.

Federal National Mortgage Association, its
assignees and/or successors and the servicing
agent, LBPS, Inc.,

Movant,

v.

Nolan R. Daniels, Debtor; and Diane M. Mann,
Chapter 7 Trustee,

Respondents.

) In Proceedings Under

) Chapter 7

) Case No. 2:10-bk-25206-SSC

) **ORDER TERMINATING**
) **AUTOMATIC STAY**

1 Federal National Mortgage Association, its assignees and/or successors and the
2 servicing agent, LBPS, Inc. ("Movant"), having filed a Motion for Relief from the Automatic
3 Stay with respect to the hereinafter-described property after appropriate notice and opportunity
4 for a hearing, no party in interest having objected to such relief, the Respondents having failed
5 to plead or otherwise defend, and good cause appearing,

6 **IT IS THEREFORE ORDERED** that:

7 Any and all stays against lien enforcement, including the automatic stay of 11 U.S.C. §
8 362(a) and the automatic injunction of 11 U.S.C. § 524(a), are hereby vacated with respect to
9 the property generally described as 6770 North 47th Avenue #1016, Glendale, AZ 85301, and
10 Movant, its assignees and/or successors in interest, may proceed with a foreclosure of and hold
11 a Trustee's sale of the subject property pursuant to the state law, and thereafter commence any
12 action necessary to obtain complete possession of the subject property without further court
13 order or proceeding being necessary.

14 **IT IS FURTHER ORDERED** that:

15 The Moving Party, at its option, may offer, provide and enter into any potential
16 forbearance agreement, loan modification, refinance agreement or other loan workout/loss
17 mitigation agreement as allowed by state law. The Movant may contact the Debtor via
18 telephone or written correspondence to offer such an agreement. Any such agreement shall be
19 non-recourse unless included in a reaffirmation agreement.

20 DATED:

21 _____
22 UNITED STATES BANKRUPTCY JUDGE
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